

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITHOUT COVENANT

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KNOW ALL BY THESE PRESENTS, That We, Richard A. Foster and Lisa A. Foster of 7080 Wendy Trail Lane, Dublin, Ohio 43017, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by The Bank of New York, as Trustee under the Pooling and Servicing Agreement dated as of May 31, 1994, Series 1994-B (hereinafter "The Bank of New York"), with a principal place of business in New York, New York, the receipt whereof we do hereby acknowledge, do hereby release to The Bank of New York, its successors and assigns, a certain lot or parcel of land with buildings thereon, situated in the City of Waterville, County of Kennebec, State of Maine, known as 18 Gilman Street and further described on the attached Exhibit A.

Richard A. Foster and Lisa A. Foster executed and delivered to The Money Store/Maine, Inc., a Mortgage giving the above-described property as security. Said Mortgage is dated May 16, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4686, Page 203. Said Mortgage and the Note secured thereby were subsequently assigned to The Bank of New York by Assignment of Mortgage dated May 16, 1994 and recorded in said Registry of Deeds in Book 4743, Page 136. The purpose of this Deed is to convey the above-described property to The Bank of New York in lieu of foreclosure by The Bank of New York of its Mortgage as aforesaid.

This Deed is made subject to the above-referenced Mortgage of May 16, 1994 and said Mortgage shall survive this transfer and remains in place. This conveyance shall not

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act to merge the transferee's interest in the above-referenced real estate with the said Mortgage.

IN WITNESS WHEREOF, We, the said Richard A. Foster and Lisa A. Foster have hereunto set our hands this 18 day of MAY, 1998.

Signed and Delivered
In the Presence of:

[Signature]
Name: SANDRA C. KOESTER

[Signature]
Name: SCOTT REED

[Signature]
Richard A. Foster

[Signature]
Lisa A. Foster

STATE OF OHIO
FRANKLIN, ss.

5-18, 1998.

Then personally appeared the above-named Richard A. Foster and Lisa A. Foster and acknowledged the foregoing instrument to be their free act and deed.



SCOTT REED
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 3, 2003

Before me,

[Signature]
Notary Public
Printed Name: SCOTT REED
My Commission Expires 2/03/2003

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ATTEST: [Signature]
REGISTER OF DEEDS